



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, JULY 2, 2013  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2013, AN ORDINANCE AMENDING CITY MUNICIPAL CODE SECTION 9.12.020 DISCHARGING OF FIREARMS AND USE OF WEAPONS." Jeff Logston and Chief Maddix.

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2013, RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON CUMMINS INC." (ERA). Chris Schilling.
- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Cummins Inc.). Chris Schilling.

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion Items: None
- C. Next regular meeting is scheduled for **Tuesday, July 16, 2013 at 6:00 o'clock P.M. in City Hall.**
- D. Adjournment.

**ORDINANCE NO. \_\_\_\_, 2013**  
**AMENDED FROM ORDINANCE NO. 9.12.020**  
**(ORIGINAL ORDINANCE NO. \_\_\_\_, \_\_\_\_\_)**  
**2013 DISCHARGING OF FIREARMS AND USE OF WEAPONS ORDINANCE**

**WHEREAS**, Ind. Code 36-1-3-2 et. seq. grants to the City of Columbus, Indiana, all powers that are necessary for the effective operation of government as to local affairs; and

**WHEREAS**, Indiana Code 36-1-5-4 et. seq. grants to the City of Columbus, Indiana, powers that are necessary to incorporate by reference into an ordinance or code any material; and

**WHEREAS**, the current "Discharging of Firearms and Use of Weapons" ordinance does not regulate modern weapons such as pellet guns, BB guns, air-soft guns, paintball guns, etc.; and

**WHEREAS**, the Chief of Police believes that modern weapons need to be regulated by ordinance in order to maintain the peace and to protect the people and property within the City of Columbus.

**NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA** as follows:

**SECTION I.** The Discharging of Firearms and Use of Weapons Ordinance be amended to reflect the following changes (additions will be indicated by being underlined, while deletions will be indicated by having a line through the middle):

**9.12.020 Discharging of firearms and use of weapons.**

A. The term "firearm" means any weapon which is capable of or designed to or which may readily be converted to expel a projectile ~~with deadly force~~ by means of an explosion.

B. The term "weapon" means, but shall not be limited to mean, any firearm, any archery equipment, any device used to discharge a projectile either by means of explosion, by force or mechanical means, any sling shot or slings or any device that can hurl or otherwise discharge a projectile ~~or can be hurled or thrown~~.

C. The term "projectile" means, but shall not be limited to mean, any object that is propelled from a firearm or weapon such as a bullet, shell, rocket, grenade, arrow, BB, pellet, paintball, rock or any other similar object.

~~E~~D. No person shall fire or discharge, or cause to be fired or discharged, within the limits of the city any firearm or weapon.

~~D. No person shall hurl or discharge any rock or other missile from any sling or other hand weapon within the city.~~

E. No person under the age of 18 shall publicly display a weapon.

F. No person shall alter any federally required orange markings or identification marks on any weapons, toys, or other similar items designating such as not a firearm. This restriction applies to any weapon, toy, or other similar items which will be displayed in public.

~~EG. This section shall not apply to police officers or soldiers in the discharge of their official duties while in the exercise of reasonable care; nor to a person using firearms or weapons in necessary self-defense; nor to shooting clubs or other businesses or operations who have conducted at a fixed place of business within the city and in such manner whereby they have taken appropriate measures to ensure that there is no danger to any person whatsoever; provided such shooting club has first obtained permission from the chief of police to conduct the same.~~

H. Any person who violates this section shall be subject to a fine of one hundred fifty dollars for a first offense. Any person who commits a second or subsequent violation of this section shall be subject to a fine of not less than three hundred fifty dollars nor more than one thousand dollars. Fines may be imposed on a per violation basis.

I. This section shall not prohibit any activity explicitly allowed elsewhere in Columbus Municipal Code.

**SECTION II.** All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

**SECTION III.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2013 at  
\_\_\_\_\_ o'clock P.M.

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Kristen Brown  
Mayor, City of Columbus, Indiana



Community Development

## MEMORANDUM

**TO: Members of the Common Council**  
**FROM: Chris Schilling, Community Development**  
**RE: Economic Revitalization Area Designation Request for Cummins, Inc.**  
**DATE: June 25, 2013**

The following Economic Revitalization Area (ERA) designation request will be presented to Council at 6:00 p.m. at its Tuesday, July 2, 2013 meeting:

**Cummins Inc.** is requesting ERA designation on its property on Road 450S in Walesboro as shown on "Attachment A." Cummins Inc. is planning on creating a new 428,000 square-foot warehouse facility on the property with an estimated development cost of \_\_\_\_\_ in building infrastructure.

**Cummins Inc.** intends to request tax abatement on the real property if it is designated as an ERA. As a result of this expansion, 25 additional jobs will be created and 80 jobs will be retained.

The above-mentioned site is part of the larger Cummins-owned property in Walesboro and adjacent to a previously designated economic revitalization area.

Should you have any questions, please contact me at the Community Development Office at (812) 376-2520.

Attachments

**RESOLUTION NO. \_\_\_\_, 2013**

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON CUMMINS INC.**

**WHEREAS**, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

**WHEREAS**, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

**WHEREAS**, Indiana code at 6-1.1-12.1-1 et seq. provides for a program of the real property tax abatement and personal property tax abatement within "economic revitalization areas" and provides procedures for the determination and designation of such "economic revitalization areas"; and

**WHEREAS**, the Columbus Common Council desires to establish such an "economic revitalization area" within the City of Columbus; and

**WHEREAS**, a certain area legally described and shown on Exhibit "A", a copy of which is attached hereto, which is within the corporate limits of the City of Columbus, has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues should be declared an economic revitalization area; and

**WHEREAS**, Cummins Inc. owns real estate shown on Exhibit "A" and intends to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

**WHEREAS**, the said site is properly zoned as I-3(C) (heavy industrial with conditions) according to an official zoning map of the city of Columbus, State of Indiana; and

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**



Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1-3 within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at 6:00 p.m. Tuesday, July 16, during the regularly scheduled meeting for the Columbus Common Council in Council Chambers at Columbus City Hall. At this meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_\_ day of July, 2013, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council



Resolution No. \_\_\_\_\_, 2013  
Page Three

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day  
of July \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock \_\_\_\_\_M.

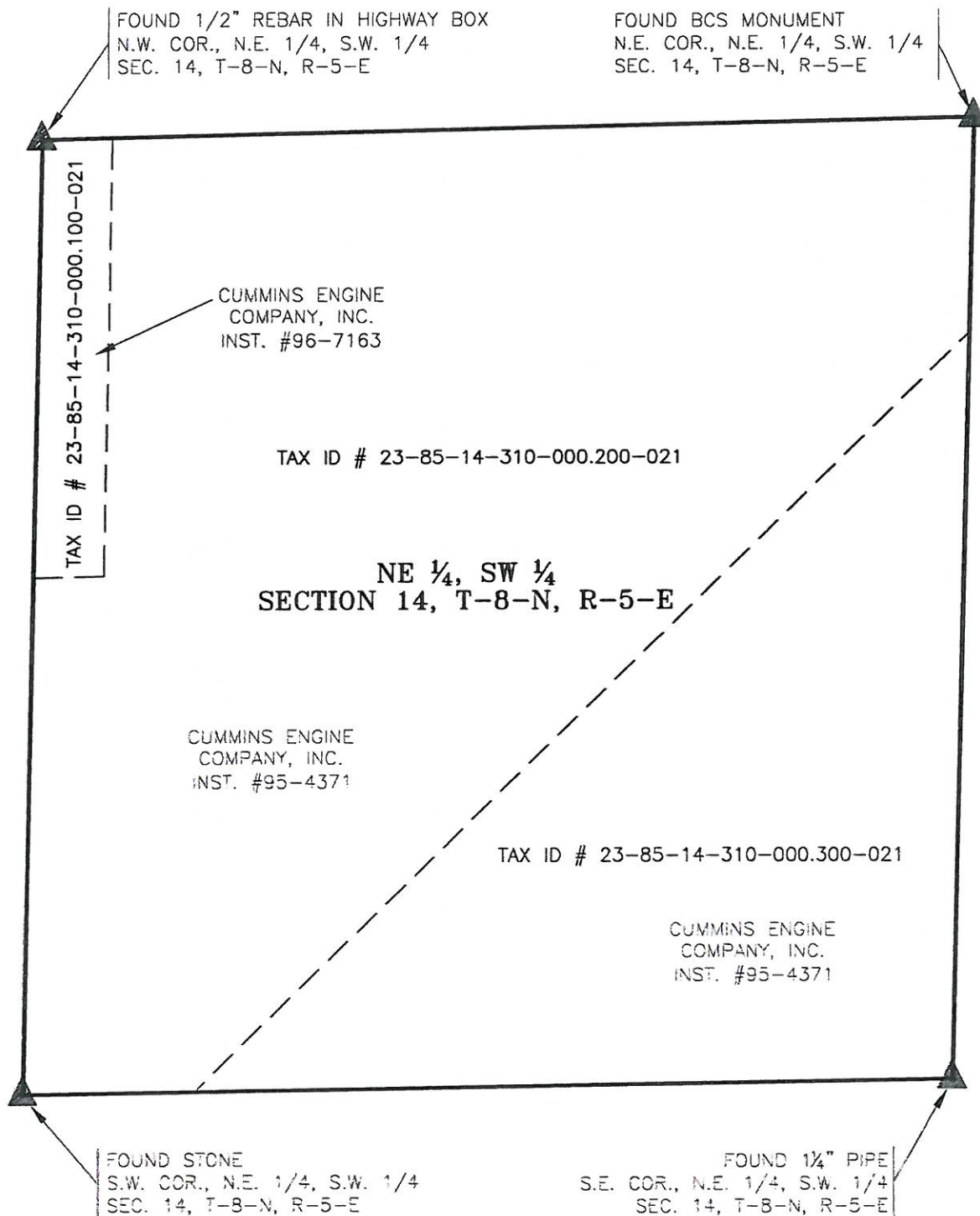
\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of July, 2013, at  
\_\_\_\_\_ o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Mayor of the City of Columbus, Indiana

# CUMMINS ENGINE COMPANY, INC. TAX ABATEMENT EXHIBIT DRAWING

EXHIBIT A



## TAX ABATEMENT EXHIBIT DESCRIPTION

TAX PARCELS 03-85-14-310-000.100-021, 03-85-14-310-000.200-021, AND 03-85-14-310-000.300-021, OWNED BY CUMMINS ENGINE COMPANY, INC., LOCATED IN THE CITY OF COLUMBUS, WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, ON THE SOUTH SIDE OF COUNTY ROAD 450 SOUTH, ONE-QUARTER OF A MILE WEST FROM COUNTY ROAD 125 WEST AND DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST CONTAINING 40 ACRES, MORE OR LESS.



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 12-11)

Prescribed by the Department of Local Government Finance

20 \_\_\_\_ PAY 20 \_\_\_\_

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.3)

## INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer <b>Cummins Inc.</b>			
Address of taxpayer (number and street, city, state, and ZIP code) <b>500 Jackson Street</b>			
Name of contact person <b>Adam Stillabower</b>		Telephone number	E-mail address
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body		Resolution number	
Location of property <b>450 South</b>		County <b>Bartholomew</b>	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>New construction of 428,000 square foot Industrial grade warehouse.</b>		Estimated start date (month, day, year) <b>10/1/2013</b>	
		Estimated completion date (month, day, year) <b>7/1/2014</b>	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number <b>80</b>	Salaries	Number retained <b>80</b>	Salaries
		Number additional <b>25</b>	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential		REAL ESTATE IMPROVEMENTS	
		COST	ASSESSED VALUE
Current values		<b>N/A owned</b>	<b>\$98,500</b>
Plus estimated values of proposed project			<b>N/A</b>
Less values of any property being replaced		<b>N/A</b>	
Net estimated values upon completion of project			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)	
Other benefits			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true			
Signature of authorized representative <b>[Signature]</b>		Title <b>Exec Director - Facilities</b>	Date signed (month, day, year) <b>6/3/13</b>

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
  3. Occupancy of a vacant building ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_.
- E. The deduction is allowed for \_\_\_\_\_ years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.



## MEMORANDUM

**TO: Members of the Common Council**  
**FROM: Chris Schilling, Community Development**  
**RE: Tax Abatement Request for Cummins, Inc.**  
**DATE: June 25, 2013**

The following tax abatement request will be presented to Council at its Tuesday, July 2, 2013, meeting at 6:00 p.m.:

**Cummins, Inc.** is requesting tax abatement on real property at its existing property located at 525 Jackson Street.

**Cummins, Inc.**, is planning an investment in the property to include updated mechanical, electrical and plumbing systems, refurbishment of every floor of the four-story 1973 office building, ADA compliance for all bathrooms, and installation of a back-up generator and accompanying structure to support the building and the Corporate Office Building. The property is located in a previously designated Economic Revitalization Area, and Cummins, Inc. has previously received tax abatements from the City of Columbus.

As a result of this expansion, **Cummins, Inc.** will retain 376 current, full-time employees, and will reallocate 149 employees to the facility from another CMI facility.

Should you have any questions, please contact me at the Community Development Office at (812) 376-2520.

Attachments

RESOLUTION NO. \_\_\_\_, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM

**Cummins Inc.**

**WHEREAS**, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984, which remains in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

**WHEREAS**, Cummins Inc. filed an Application and Statement of Benefits form dated June 3, 2013, and an Agreement of Cooperation dated June 6, 2013, requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 525 Jackson Street, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

**WHEREAS**, pursuant to INDIANA CODE 6-1.1-12.1- 3(c), a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.



**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **Cummins Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Cummins Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. **Cummins Inc.'s** project represents a major capital investment into the improvement of real estate and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4, *et. seq.* shall be allowed for \_\_\_\_\_ years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **Cummins Inc.**

**ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this \_\_\_\_ day of July 2013, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the



Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of July 2013 at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of July 2013, at  
\_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Mayor of the City of  
Columbus, Indiana



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 / 12-11)

Prescribed by the Department of Local Government Finance

# EXHIBIT A

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

## INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>Cummins Inc.</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>500 Jackson Street</b>					
Name of contact person <b>Adam Stillebower</b>		Telephone number <b>812-377-3321</b>		E-mail address <b>Adam.M.Stillebower@Cummins</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body				Resolution number	
Location of property <b>525 Jackson Street</b>		County <b>Bartholomew</b>		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Improvements</b>				Estimated start date (month, day, year) <b>05/30/2013</b>	
				Estimated completion date (month, day, year)	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>376</b>	Salaries	Number retained <b>376</b>	Salaries <b>80,000 annual</b>	Number additional <b>0</b>	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
					<b>\$3,240,000</b>
					<b>\$3,240,000</b>
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits <ul style="list-style-type: none"><li>- Update of all mechanical, electrical and plumbing systems.</li><li>- Refurbishment of every floor of the 4 story 1973 office building.</li><li>- ADA compliance for all bathrooms.</li><li>- Installation of a back up generator and accompanying structure to support this building and the Corporate Office Building.</li></ul>					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 			Title <b>Exec. Dir - Facilities</b>		Date signed (month, day, year) <b>6/3/13</b>

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |   |  |
|--|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

C. The amount of the deduction applicable is limited to \$ \_\_\_\_

D. Other limitations or conditions (specify) \_\_\_\_\_

E. The deduction is allowed for \_\_\_\_\_ years\* (see below).

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☒ No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number (      )	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.